

Article 10: The powers of the Association shall include and be governed by the following provisions:

- (1) The Association shall have all of the powers of a corporation as set forth and described in the South Carolina Business Corporation Act of 1962 as amended which are not in conflict with the terms of these Articles.
- (2) The Association shall have all the powers and duties set forth in the Horizontal Property Act, except as limited by these Articles, and the Master Deed and all of the powers and duties reasonably necessary to operate Summit X as set forth in the Master Deed and as it may be amended from time to time, including but not limited to the following:
 - (a) To make and collect assessments against members to affray the costs, expenses and losses of the condominium.
 - (b) To use the proceeds of assessments in the exercise of its powers and duties.
 - (c) To maintain, repair, replace and operate the condominium properly.
 - (d) To purchase insurance upon the condominium property and insurance for the protection of the Association and its members.
 - (e) To reconstruct improvements after casualty and to further improve the property.
 - (f) To make and amend reasonable regulations respecting the use of the property and the condominiums; provided, however, that all such regulations and amendments thereto shall be approved by not less than 75% of the votes of the entire membership of the Association before such shall become effective.
 - (g) To approve or disapprove the transfer, mortgage, and ownership of apartments as may be provided by the Master Deed and By-Laws.
 - (h) To enforce by legal means the provisions of the Horizontal Property Regime Act, the Master Deed, these Articles, the By-Laws of the Association, and the regulations for the use of the condominium property.